

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **September 26, 2005**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Rolland Shrewsbury-Environmental Health, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Terry Neal-Attorney, Dan Hickey-Fire Services, Marie Keenum-911 Coordinator, Barry Ginn-Barrineau & Ginn Engineering, Chuck Drake-Tetra-Tech, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

### **Approval of Minutes-**

Mrs. Keenum made a motion to approve the minutes from September 19, 2005. Mrs. Webb seconded the motion and the motion carried.

### **OLD BUSINESS:**

None

### **NEW BUSINESS:**

#### **The New Jewish Congregation – Major Development – Engineering Review**

Bennett Walling, Walling Engineering, Inc., was present and requesting engineering approval to construct a 10,508 square foot building for the use of a synagogue. Engineering comments were discussed regarding Southwest Florida Water Management District permits, approval letter from The Villages, drainage calculations, project phasing, future expansion, and traffic flow. The existing right-of-way for CR 101 was discussed, in which additional right-of-way is required. It was suggested the applicant meet with Tommy Hurst, Public Works Director, to discuss utilizing a 25' right-of-way and 10' utility easement.

Mr. Ginn moved to approve the engineering plans subject to all comments being addressed on revised plans, additional engineering review of the drainage, and an agreement of additional right-of-way dedication. Mrs. Webb seconded the motion and the motion carried.

Mrs. Keenum made a motion to hear the FCS/Rinker Materials project last. Mr. Lukert seconded the motion and the motion carried.

#### **VOS: Unit 119 – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop an 85-lot/1-tract subdivision. All comments have been received and will be addressed.

Mrs. Webb moved to approve the final plat subject to all comments being addressed.

Mr. Lukert seconded the motion and the motion carried.

**VOS: Barnes & Noble @ Lake Sumter Landing Town Center – Major Development – Preliminary and Engineering Review**

Lee Clymer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a 26,026 square foot concrete block building. There were no staff comments. Engineering comments were discussed regarding stormwater information, existing traffic devices, and all regulatory agency permits.

Mr. Springstead moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

**Item of Discussion-**

Mrs. Rogers announced Eric Kelly, consultant, is currently assisting her in making revisions to the Land Development Code. Mrs. Rogers requested Committee members submit any items of concern to herself or Mrs. Webb so they can present them to Mr. Kelly. There will be workshops scheduled with the BOCC to discuss the proposed revisions. Mrs. Rogers is expecting the revision process to take approximately 6 months before it will be finalized.

Mr. Springstead and Mr. Hickey excused themselves at 2:45 PM.

**FCS/Rinker Materials – Major Development – Revised Preliminary Review**

Steve Richey-legal representative, James Morris-Florida Crushed Stone, Mark Stevens-Colinas Group, Roger Sims-attorney for Rinker Materials, and Fred Crabill-environmental consultant, were all present and requesting revised preliminary approval to expand an existing limerock mine. The proposed revisions to the preliminary plan affecting Quarries A & B were discussed. Setbacks along C-48 have been increased from approximately 350' to 700'. Staff comments were discussed regarding adjoining properties, sub-surface conditions, the need to mitigate against negative impacts of pumping, and the condition of wells located off-site. The Committee's biggest overall concern is the potential effects of drawdown. The applicant stated they had met with the public and attempted to address the community's concerns regarding drawdown, blasting, and berms. The proposed revisions to the mining plan are due to staff and citizen input and concerns. The applicant has met with the Southwest Florida Water Management District and was granted their Environmental Resource permit, but is still awaiting their water use permit.

The applicant explained Quarries A & B have been reconfigured and reduced in size. The use of hydraulic barrier ditches was discussed regarding the encircling of the quarries to help eliminate off-site drawdown. Quarry A has a 700' setback from the property line along C-48, Quarry B has a 400' setback, and Quarry C has a 400' setback also. Mining activities will be conducted away from the road. The effects of dewatering, drawdown ditches, and hydraulic barriers were discussed. Wetland monitoring and well water levels were discussed. The existing berm will be utilized as a landscape berm. Drawdown monitoring and aquifer recharge were discussed. The drawdown impacts on surrounding wells were also discussed.

Mr. Drake requested 1 year's worth of data in order to determine the true effects of the hydraulic barrier ditch system. The effects of normal rainfall on monitor well readings were discussed. This mining project has karstic conditions similar to the existing mine in St. Catherine. Extensive well and water level monitoring was recommended. Ditch designs, discharge regulations, and recharge rates were discussed. Discharge rates are regulated by SWFWMD and Florida Department of Environmental Protection. Pump capacity regarding drawdown and recharge was discussed. Recharge rates are based upon ditch length and water flow. Aquifer performance tests were discussed. Daily vs. weekly monitoring of rainfall and monitor wells was discussed. The accumulative effects of recharge rates were discussed.

Attorney Neal excused herself at 3:00 PM.

The applicant is proposing to set up an escrow account in the amount of \$15,000 for any proven damage done to the surrounding property wells due to mining activity. The applicant has requested a well inventory from all neighbors within 1 mile of the proposed pit locations. The applicant is looking into purchasing continuous flow monitors. Mr. Drake suggested weekly monitoring of the existing mine for the period of 1 year, which can be changed to monthly monitoring thereafter. The County Code allows no more than 10' of drawdown. The current model suggests no drawdown effects due to the large hydraulic barrier ditch located in Quarry A. There will be overburden storage on-site. The applicant is currently attempting to control discharge along C-48 by utilizing a wheel washer and street sweeper.

Attorney Neal returned at 3:25 PM.

Mr. Drake will monitor the project on a regular basis. Mrs. Rogers expects the utmost professionalism from the applicant concerning any issues or concerns that may arise regarding compliance. Mrs. Rogers stressed the need for public trust in regards to self-monitoring. The applicant stated they are trying to correct any existing mistakes that have been made and are trying to address the citizen needs expressed at the community meetings. The applicant explained the proposed revisions to the mining plan were proactive. The applicant informed approximately 240 citizens via mail regarding their proposed project. Off-site effects were discussed regarding drawdown at the property lines. SWFWMD does not allow any drawdown off-site. There was no long term data provided regarding recharge ditch effects. Any approvals will be based upon any monitoring data that is provided.

The first pit will not be started until a few months after all required approvals are received. The first phase will consist of the removal of overburden, in which the removal of the top layer of rock will follow. The need for dewatering will not occur for at least 1 year after permit approvals are received, which will allow the accumulation of at least 1 year's worth of data to assess the effect of the existing hydraulic barrier ditch before any dewatering is allowed in Quarry A. Daily rainfall can be accumulated monthly. Well monitoring should start immediately. All wells have recently been calibrated. Barrier ditch effects will cause the open area to increase. Overburden stripping and dewatering were discussed. If the existing ditch system does not prove efficient enough, the new barrier ditch system will have to be proven efficient before any dewatering can occur. There will be no dewatering in Quarry A until the County and Mr. Drake are completely satisfied with the results of the monitoring data that will be provided after 1 year. Any modifications to the ditch will require an amendment to the operating permit. Mr. Drake will prepare a draft of all of the requested actions.

Mrs. Webb made a motion to approve the revised preliminary plans subject to all comments being addressed. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for October 3, 2005.

Mrs. Keenum moved to adjourn. Mrs. Webb seconded the motion and the motion carried. Meeting adjourned at 3:55 PM.